

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF APRIL 15, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, April 15, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

LEGAL BRIEFING

REZONINGS

1. **McIntyre Rd (James Island) TMS# 3370000455** – 2.17 ac. Request rezoning from Diverse Residential (DR-6) to Diverse Residential – Elderly Housing (DR-4).
Owner: Bishop Gadsden Episcopal Retirement Community
Applicant: Hussey Gay Bell
2. **655 East Bay St (East Side - Peninsula) TMS# 4590604019** – 0.723 ac. Request rezoning from Limited Business (LB) to Mixed-Use Workforce Housing (MU-1/WH).
Owner: Smith East Bay LLC
Applicant: White Point Partners LLC
3. **East Bay St (East Side - Peninsula) TMS# 4590604020** – 0.28 ac. Request rezoning from Limited Business (LB) to Mixed-Use Workforce Housing (MU-1/WH).
Owner: International Longshoremen Assoc. Local 1422-A
Applicant: White Point Partners LLC
4. **1388 River Rd (Johns Island) TMS# 3120000208 and a portion of 3120000064** – approx. 26.86 ac. Request rezoning from Conservation (C) to Rural Residential (RR-1).
Owner: Todd Constance and Hazel Goldberg
Applicant: HLA Inc

ZONING

1. **River Rd (Johns Island) TMS# 3120000065** – 19.14 ac. Request zoning of Single-Family Residential (SR-1) on 11.94 ac. and Conservation (C) on 7.20 ac. Zoned Single-Family Residential (R-4) in Charleston County.
Owner: LMC LLC

SUBDIVISION

1. **Deerfield Drive (Middleborough at Shadowmoss – West Ashley) TMS# 3580000038, 133** – 37.45 ac. 130 lots. Request reconsideration of the Planning Commission's recommendation on March 18, 2015 for subdivision concept plan approval. Zoned Diverse Residential (DR-1).
Owner: Shadowmoss, Inc.
Applicant: S² Engineering, Inc.

ORDINANCE AMENDMENTS

1. **Harbor View Rd and Old Summer House Rd (Point Verona PUD – James Island) – TMS# 4241100006, 007, 009, 010, 011, 053-057, 059 & 061-067** – approx. 4.94 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.

Owner: Point Verona Partners LLC

Applicant: JJR Development LLC

2. **River Rd (Stonoview PUD – Johns Island) – TMS# 3150000012, 047 & 120** – 147.09 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to zone TMS# 3150000120 so as to be included in the Planned Unit Development (PUD).

Owner: River Road Development LLC

Applicant: Byers Design Group – Todd Richardson

STREET NAME CHANGE

1. Request to change the name of **Burns Lane** to **Via Spoleto**.

DISCUSSION ITEM FROM PREVIOUS MEETING

1. Discussion of the request by Planning Commission on March 18, 2015 for information on changes to the Old City Height District for the properties located at 310 and 322 Broad Street.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Reveille on the Ashley (West Ashley) TMS# 4181500017, 039.** 1.78 ac. 4 lots. SR-1. Preliminary subdivision plat under review.
2. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790000017, 666.** 19.22 ac. 49 lots. SR-1. Preliminary subdivision plat pending approval.
3. **Parcel J (Daniel Island) TMS# 2750000112.** 29.31 ac. 2 lots. DI-GO. Preliminary subdivision plat pending approval.
4. **Parcel E (Daniel Island) TMS# 2710000001.** 70.93 ac. 2 lots. DI-R. Preliminary subdivision plat pending approval.
5. **Swyger's Landing, Phase 3 (Johns Island) TMS# 3120000050.** 36.17 ac. 26 lots. C(ND). Final subdivision plat under review.

6. **Twin Lakes, Phase 1 (Johns Island) TMS# 3450000001.** 29.35 ac. 40 lots. SR-1. Final subdivision plat pending approval.
7. **Parcels Q-5 & R (Daniel Island) TMS# 2750000155, 157.** 2 lots. DI-TC. Final subdivision plat under review.
8. **Battery Island Drive & Scudder Road (James Island) TMS# 4310000287.** 6 lots. SR-2. Final subdivision plat pending approval.
9. **Parcel J, Phase 2 (Daniel Island) TMS# 2750000111, 112.** 0.7 ac. 6 lots. DI-GO. Preliminary subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Reveille on the Ashley (West Ashley) TMS# 4181500017, 039.** 1.78 ac. 4 lots. SR-1. Road construction plans under review.
2. **1385 Ashley River Road (West Ashley) TMS# 3500400032, 035.** DR-1. Road construction plans under review.
3. **Grand Terrace at Grand Oaks (West Ashley) TMS# 3010000692.** 36.29 ac. 85 lots. PUD. Road construction plans under review.
4. **Bradham Acres (James Island) TMS# 3410000032.** 25.03 ac. 43 lots. SR-2. Road construction plans under review.
5. **Parcel J, Phase 2 (Daniel Island) TMS# 2750000111, 112.** 0.7 ac. 6 lots. DI-GO. Road construction plans under review.
6. **Maybank Village, Phase 2 (Johns Island) TMS# 3130000054, 056, 057.** 59.22 ac. 114 lots. SR-6. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.